

**Treehill Park Homeowners Association
Board of Directors
Meeting Agenda
October 24, 2018**

Establish Quorum of the Board: A quorum of the Board was established with: Carol Woods, Chair, Al Evans, Paula Wood, Deb Yost, Lynne Nowakowski, Debbie Engels, and Paula Wood.

A. Homeowners Forum:

1. Approved a ductless heat pump for unit 24031T
2. Gave out three prizes for patio/deck contest. All five prizes have now been awarded.

B. Consent Agenda/Announcements:

1. The last Board meeting minutes were approved: Al Evans, 1st motion; Deb Yost, 2nd.
2. Petty Cash, (Reimbursements generally are for camera electricity, RC Internet/Camera Connection, website, mileage, maintenance equipment)

C. Financials:

Bank Balance Summary – September 30, 2018

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$ 29,131.07	\$ 500.00	\$43,348.95	\$ 6,219.05	\$41,578.73
Monthly Income	24,726.48	283.94	3,019.87	0.51	-
Monthly Expense	(27,623.83)	(283.94)	-	-	-
Ending Balance	\$ 26,233.72	\$ 500.00	\$46,368.82	\$ 6,219.56	\$41,578.73

September 30, 2018 Balances	
Operating Accounts	\$ 26,733.72
Reserve Accounts	94,167.11
Total Bank Accounts	\$ 120,900.83
Accounts Receivable	\$ 1,917.71 (less doubtful accounts)
Total Assets	\$ 122,818.54
Accounts Payable	\$ 16,895.54

D. Committee/Project Reports:

1. Neighborhood Watch: **Al**
October meeting was cancelled. Next meeting is November 17, at 12 noon.
2. Landscaping/A-1 Report: **Carol**

While the leaves are falling from trees, our landscapers will be making piles of leaves all over the property. These piles will be removed once all the leaves have fallen.

3. Website Report (treehillpark.org) **Mark**

The website is up-to-date. The Owner/Tenant Form is on the website, as well as the Rec Center Rental Agreement.

4. Maintenance Report: **Johnny**

a) **Maintenance Completed:**

- 23988T Rebuilt deck and up-graded railing
- 23926T Removed deck
- 23927T Installed divider wall support in front
- 24012T Fixed pothole in front of unit
- 24014A Installed riser for water meter so it can be read easily
- 23848T Installed riser for water meter so it can be read easily
- Creek Removed sand bags
- Pool Covered and winterized
- Complex Cleaned roofs and gutters and trimmed trees

b) **Future Maintenance:**

- 24012T Rebuild 2nd story deck and siding on side wall – pull permit
- Creek Remove sand bags
- Complex Winterize all hose bibs
- Complex Paint window trim
- Complex Add roof vents
- Complex East side paving
- Complex Poplar Court asphalt grading

E. **Rec Center Rentals/Activities:**

- a) Neighborhood Watch meeting/potluck, November 17 at 12 noon.
- b) Margaret York, November 18
- c) Alyssa Thorpe, November 21
- d) Alyssa Thorpe, November 22
- e) Smart, J, December 23
- f) Joanne Losinger, December 24

F. **Pool:** **Carol** : Closed for the season

G. **Unfinished Business:**

If anyone does not have a Low-Flow toilet, please let us know and we will replace your old toilet With a Low-Flow one.

H. **New Business:**

- a) Switch from Schwindt to Hudspeth & Co. to do THP tax returns and CPA review passed: Motion by Deb Yost, seconded by Paula Wood.
- b) Vote on 12% HOA dues increase passed: Motion by Al Evans, seconded by Paula Wood.
- c) Parking resolution resulted in a lively discussion.
 - 1) Incomplete Owner/Tenant Forms will be sent out
 - 2) Completed Owner/Tenant Forms need to be returned by November 12
 - 3) Schedule of Fines Resolution 18-02 was discussed and approved.
 - 4) Resolution Parking 18-01 was discussed and approved.
- d) Kappes-Miller
 - 1) An increase of \$150 in what we are paying now for answering emails and phone calls, beginning Nov. 1st, was passed. Motion by Lynne Nowakoski,

seconded by Deb Yost.

- 2) All information and communications to the Board, including complaints, are to be made to Kappes-Miller.
 - 3) Send our list of Owner/Tenant forms to KM to mail out stickers
- e) Reserve study
- 1) 23990T end wall replacement
 - 2) Beam above pool fixed before pool opens in 2019
 - 3) Front of Rec. Center re-siding
 - 4) Slurry coat asphalt on 1st cul-de-sac on left, after mailboxes on upper Treehil

I. **From the Board - Friendly Reminders:**

Garbage cart lids must close completely even when full. We have to pay extra if the lid of a cart does not close completely and this contributes to a rise in HOA dues.

The Meeting Was Adjourned To Executive Session

Going over turned in letters for exception

The next meeting will be held **Wednesday, November 28, at 6:30 pm.**

Contact email: TreehillLiaison@comcast.net

Website: treehillpark.org

Message Center: 503-790-2100